

Preliminary land Use Service (PLUS)

Delaware State Planning Coordination

540 S. DuPont Highway • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Please complete this "PLUS application in its entirety. **All questions must be answered. If a question is unknown at this time or not applicable, please explain.** Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090. Possible resources for completing the required information are as follows:

www.state.de.us/planning
www.dnrec.state.de.us/dnrec2000/
www.dnrec.state.de.us/DNRECeis/
datamil.udel.edu/
www.state.de.us/deptagri/

1. Project Title/Name: Twin Acres

2. Location: Millington Road (Delaware Route 6)

3. Parcel Identification #: KH-00-018.00-01-01.00-000

4. County or Local Jurisdiction Name: Kent

5. Owner's Name: Roman E. Byler, Trustee

Address: 6157 Millington Road

City: Clayton

State: DE

Zip: 19938

Phone:

Fax:

Email:

6. Applicant's Name: Dan Moody

Address: 429 Preakness Run

City: Newark

State: DE

Zip: 19702

Phone: 302-275-5430

Fax: 302-456-1053

Email:

7. Engineer/Surveyor Name: David C. Braun/Gerald A. Donovan Associates, Inc.

Address: 429 South Governors Avenue

City: Dover

State: DE

Zip: 19904

Phone: 302-674-2903

Fax: 302-674-3826

Email: dcbraun@gadainc.com

8. Please Designate a Contact Person, including phone number, for this Project: David C. Braun/302-674-2903

Information Regarding Site:	
9. Area of Project(Acres +/-): 154.5634	
10. According to the State Strategies Map, in what Investment Strategy Level is the project located? <input type="checkbox"/> Community <input type="checkbox"/> Developing <input type="checkbox"/> Environmentally Sensitive <input type="checkbox"/> Secondary Developing <input checked="" type="checkbox"/> Rural	
11. If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications." N?A	
12. Present Zoning: AC	13. Proposed Zoning: AC
14. Present Use: Agricultural	15. Proposed Use: Residential
16. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: Farm	
17. Comprehensive Plan recommendation: If in the County, which area, according to their comprehensive plan, is the project located in: New Castle <input type="checkbox"/> Kent <input checked="" type="checkbox"/> Sussex <input type="checkbox"/> Suburban <input type="checkbox"/> Inside growth zone <input type="checkbox"/> Town Center <input type="checkbox"/> Suburban reserve <input type="checkbox"/> Outside growth zone <input checked="" type="checkbox"/> Developing <input type="checkbox"/> Other <input type="checkbox"/> Environ. Sensitive Dev. District <input type="checkbox"/> Low Density <input type="checkbox"/>	
18. Water: <input checked="" type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input type="checkbox"/> Public (Utility) Service Provider Name: Tidewater Utilities What is the estimated water demand for this project? 45,600 gallons per day How will this demand be met? Community well	
19. Wastewater: <input checked="" type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input type="checkbox"/> Public (Utility) Service Provider Name: Artesian Water Company	
20. If a site plan please indicate gross floor area:	
21. If a subdivision: <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Mixed Use	
22. If residential, indicated the number of number of Lots/units: 152 Gross Density of Project: 1.00/acre Net Density 1.57/acre Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..	

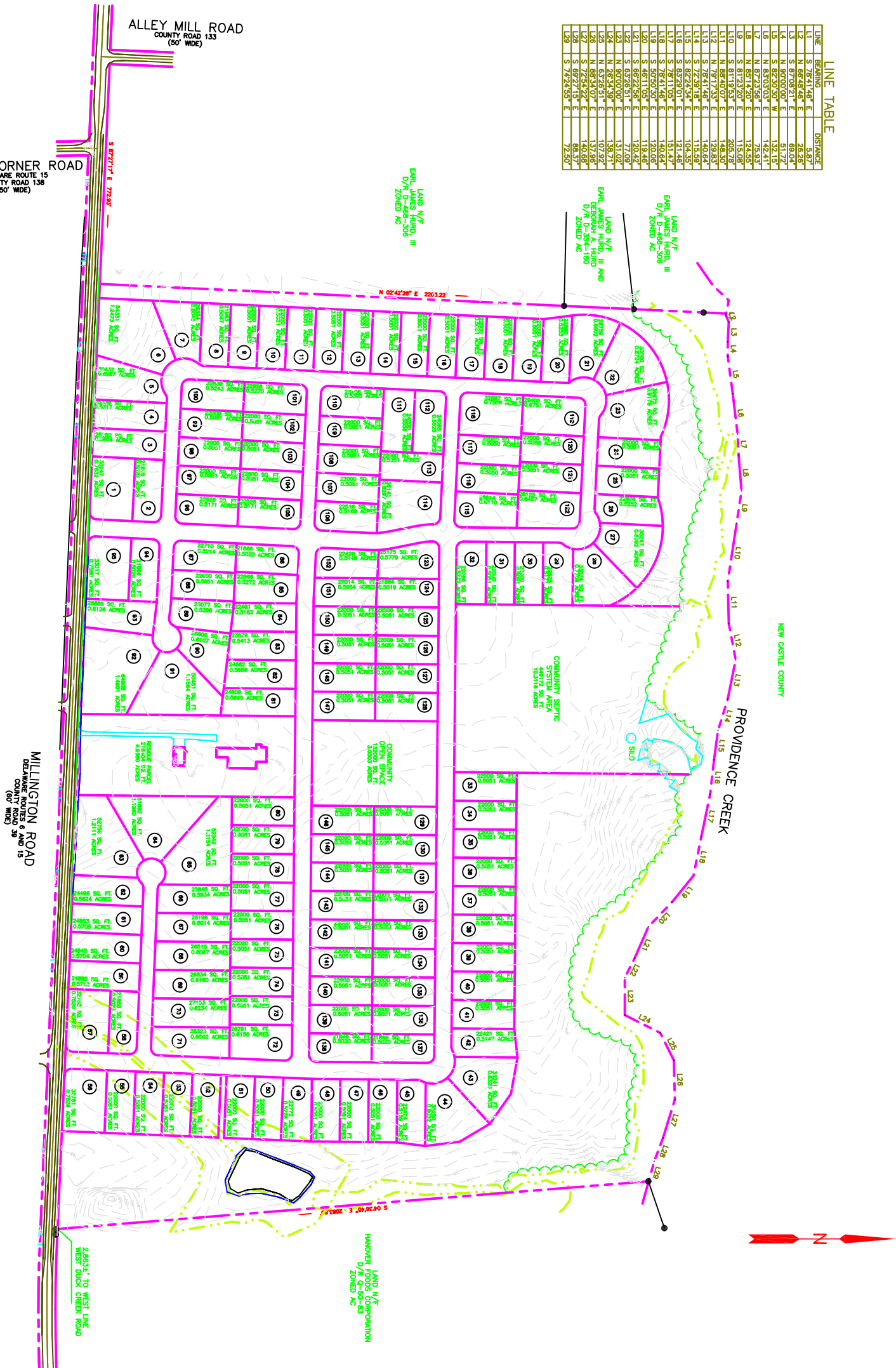
<p>23. If residential, please indicate the following: Number of renter-occupied units: Number of owner-occupied units: 152</p> <p>Target Population (check all that apply): Renter-occupied units <input type="checkbox"/> Family <input type="checkbox"/> Active Adult (check only if entire project is restricted to persons over 55)</p> <p>Owner-occupied units <input type="checkbox"/> First-time homebuyer – if checked, how many units <input checked="" type="checkbox"/> Move-up buyer – if checked, how many units 152 <input type="checkbox"/> Second home buyer – if checked, how many units <input type="checkbox"/> Active Adult (Check only if entire project is restricted to persons over 55)</p>	
<p>24. Present Use: % of Impervious Surfaces: 0.3% Square Feet: 21,130</p>	<p>Proposed Use: % of Impervious Surfaces: 24.3% Square Feet: 1,634,900±</p>
<p>25. What are the environmental impacts this project will have? Minimal</p> <p>How much forest land is presently on-site? 12.4268 acres How much forest land will be removed? None</p> <p>Are there known rare, threatened, or endangered species on-site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Does it have the potential to impact a sourcewater protection area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>26. Is any portion of construction located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM)? Yes <input checked="" type="checkbox"/> No</p> <p>Will this project contribute more rainwater runoff to flood hazard areas than prior to development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," please include this information on the site map.</p>	
<p>27. Are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Are the wetlands: <input type="checkbox"/> Tidal Acres <input checked="" type="checkbox"/> Non-tidal Acres 9.9449</p> <p>If "Yes", have the wetlands been delineated? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Has the Army Corp of Engineers signed off on the delineation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", describe the impacts:</p> <p>Will there be ground disturbance within 100 feet of wetlands <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>28. Are there streams, lakes, or other natural water bodies on the site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If the water body is a stream, is it: <input checked="" type="checkbox"/> Perennial (permanent) <input type="checkbox"/> Intermittent <input type="checkbox"/> Ephemeral (Seasonal)</p> <p>If "Yes", have the water bodies been identified? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Will there be ground disturbance within 100 feet of the water bodies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", please describe :</p>	

29. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please list name:
30. List the proposed method(s) of stormwater management for the site: Wet pond Define the anticipated outlet location(s) for stormwater generated by the site (for example, perennial stream, tax ditch, roadside swale, storm drain system, infiltration, etc.): Providence Creek Will development of the proposed site create or worsen flooding upstream or downstream of the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
31. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? 47.1824 Acres 2,055,265 Square Feet What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Passive recreation (3.0303 acres), Conservation/stormwater management (31.7253 acres), non-disturbed woodlands (12.4268 acres) Where is the open space located? Passive recreation – center of site. Others adjacent to north and east property lines. Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
32. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," what are they?
33. Is any developer funding for infrastructure improvement anticipated? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," what are they? On-site roads and utilities.
34. Are any environmental mitigation measures included or anticipated with this project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Acres on-site that will be permanently protected Acres on-site that will be restored Acres of required wetland mitigation Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed Buffers from wetlands, streams, lakes, and other natural water bodies
35. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
36. Will this project generate additional traffic? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume the peak season 1,524 What percentage of those trips will be trucks, excluding vans and pick-up trucks? 2%

37. If the project will connect to public roads, please specify the number and location of those connections. Please describe those roads in terms of number of lanes, width (in feet) of the lanes and any shoulders. Two entrances on Delaware Route 6/15.	
38. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
39. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections. Possible future development on parcels east and west of site. Developer is willing to provide connections if required.	
40. Are there existing or proposed sidewalks? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No; bike paths <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Is there an opportunity to connect to a larger bike/pedestrian network? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Delaware Bicycle Route 1 is at the intersection of Route 6/15 and West Duck Creek Road – 2,863 feet east of site.	
41. Is this site in the vicinity of any known historic/cultural resources or sites <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Has this site been evaluated for hisbric and/or cultural resources? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Will this project affect, physically or visually, any historic or cultural resources? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," please indicate what will be affected (Check all that apply) <div style="margin-left: 40px;"> <input type="checkbox"/> Buildings/Structures (house, barn, bridge, etc.) <input type="checkbox"/> Sites (archaeological) <input type="checkbox"/> Cemetery </div> Would you be open to a site evaluation by the State Historic Preservation Office? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
42. Are any federal permits, licensing, or funding anticipated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please List them:	
44. Please make note of the time-line for this project: Expected plan approval by the end of 2004. Construction to begin in 2005.	
I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.	
_____ Signature of property owner or contract buyer	_____ Date
_____ Signature of Person completing form (If different than property owner)	_____ Date
This form should be returned to the Office of State Planning electronically at Dorothy.morris@state.de.us along with an electronic copy of any site plans and development plans for this site. Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. A signed copy should be forwarded to the Office of State Planning, 540 S. DuPont Highway, Ste. 7, Dover, DE 19901. Thank you for this input. Your request will be researched thoroughly. Please be sure to note the contact person so we may schedule your request in a timely manner.	

LINE	BEARING	DISTANCE
1	S 76°41'48" E	28.28
2	S 66°48'48" E	69.04
3	S 87°09'21" E	51.72
4	N 89°00'00" E	124.15
5	S 82°20'30" W	76.83
6	S 83°33'33" W	124.59
7	N 87°23'58" E	115.08
8	N 85°14'20" E	205.78
9	S 81°23'20" E	124.59
10	S 81°18'53" E	124.59
11	S 82°24'34" E	124.59
12	S 76°41'48" E	140.64
13	N 76°17'33" E	115.59
14	S 76°41'48" E	115.59
15	S 82°24'34" E	104.35
16	S 82°24'34" E	124.59
17	S 76°41'48" E	140.64
18	S 50°50'30" E	120.08
19	S 46°11'05" E	118.46
20	S 66°22'58" E	120.42
21	S 86°22'58" E	120.42
22	N 80°00'00" E	131.02
23	N 26°34'39" E	138.71
24	N 63°28'51" E	107.92
25	N 85°24'07" E	137.96
26	S 66°22'58" E	140.64
27	S 66°22'58" E	140.64
28	S 74°24'58" E	72.50

LINE TABLE



DATA COLUMN:

- OWNERS: ROMAN E. PRUE, TRUSTEE
6157 MILLINGTON ROAD
CLAYTON, DE 19938
DEED RECORD D-410-282
- EQUITABLE OWNER: DAN AND JIM MOODY
439 PEAKNESS RUN
NEWARK, DE 19702
- ZONING: AC
- AREAS: LOT AREA = 59,36674 ACRES
STREET AREA = 48,01434 ACRES
PASSIVE OPEN SPACE = 47,18244 ACRES
TOTAL AREA = 154,56344 ACRES
MINIMUM = 21,86444 SQUARE FEET (0.50194 ACRES)
MAXIMUM = 64,30844 SQUARE FEET (1.48014 ACRES)
AVERAGE = 18,7314 SQUARE FEET (0.38414 ACRES)
- LOT AREAS:
- NUMBER OF LOTS: 152 SINGLE FAMILY
- DENSITY: 0.35 LOTS PER ACRE
- UTILITIES: WATER: TOILET/ATER UTILITIES
SEWAGE: ARTESIAN WATER COMPANY
WIND 1988
- DATUM: NAD 1988
- BUILDING SETBACKS: FRONT: 25 FEET
SIDE: 10 FEET
REAR: 25 FEET
- MONUMENTATION: ■ = PROPOSED MONUMENT
- FIRE LINES: ALL FIRE LINES, FIRE HYDRANTS AND FIRE CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH DELAWARE STATE FIRE PREVENTION REGULATIONS.
- FLOOD: SITE IS IMPACTED BY THE 100-YEAR FLOODPLAIN PER FEMA PANELS #100010004H AND #100010004H DATED NOVEMBER 5, 2002. SITE IS IMPACTED BY ATLANTIC HYGROLOGIC, INC. COMPLETED BY ATLANTIC HYGROLOGIC, INC. IN FEBRUARY, 2004.
- WETLANDS:
- BUILDING CONSTRUCTION: FRAME
- MAXIMUM BUILDING HEIGHT: 35 FEET

CONCEPTUAL PLAN
TWIN ACRES

IN KENTON HUNDRED, KENT COUNTY AND STATE OF DELAWARE
TAX PARCEL NO. KH-00-018.00-01-01.00-000

Gerald A. Donovan Associates, Inc.



PROFESSIONAL LAND SURVEYORS AND ENGINEERS
429 SOUTH GOVERNORS AVENUE, DOVER DELAWARE 19904
TELEPHONE 302-674-2903 FAX 302-674-3826













REVISIONS

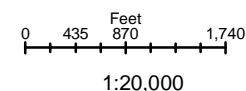
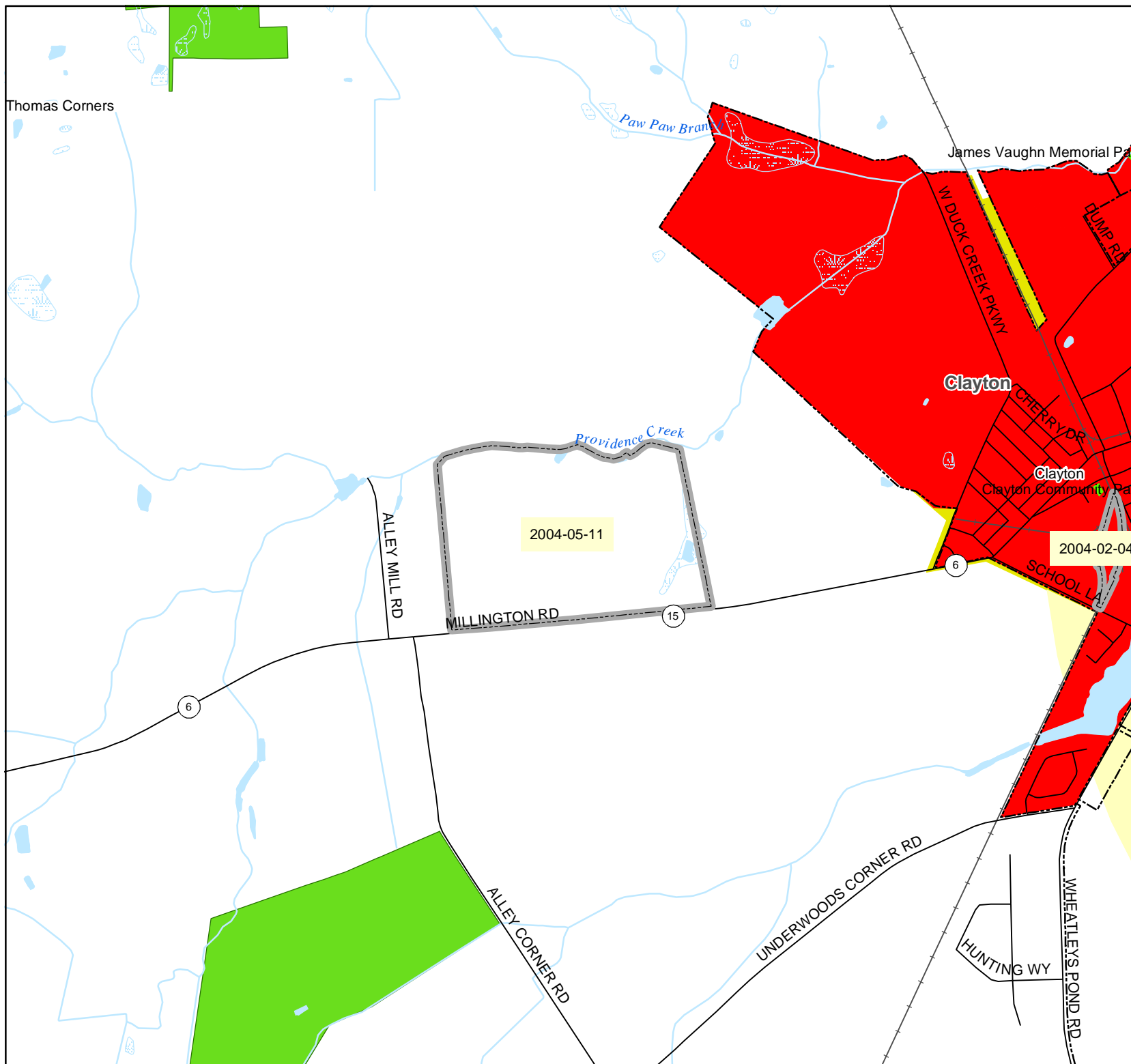
NO.	DATE	DESCRIPTION

DATE: 5/03/04
DRAWN BY: DGB
CHECKED BY: DGB
DRAWING NO. 03119S1A
CLIENT NO. 03-119
SCALE: 1"=200'
SHEET NO. S1

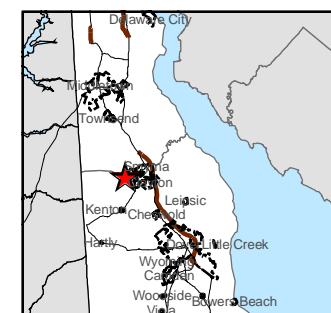
Preliminary Land Use Service (PLUS)

**Twin Acres
2004-05-11**

-  Project Area
-  Municipalities
-  Public-Owned
-  Ag District
-  Purchased Dev. Rights
- State Strategy Level**
-  Community
-  Developing Area
-  Secondary
-  Sensitive
-  Rural



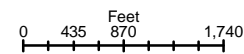
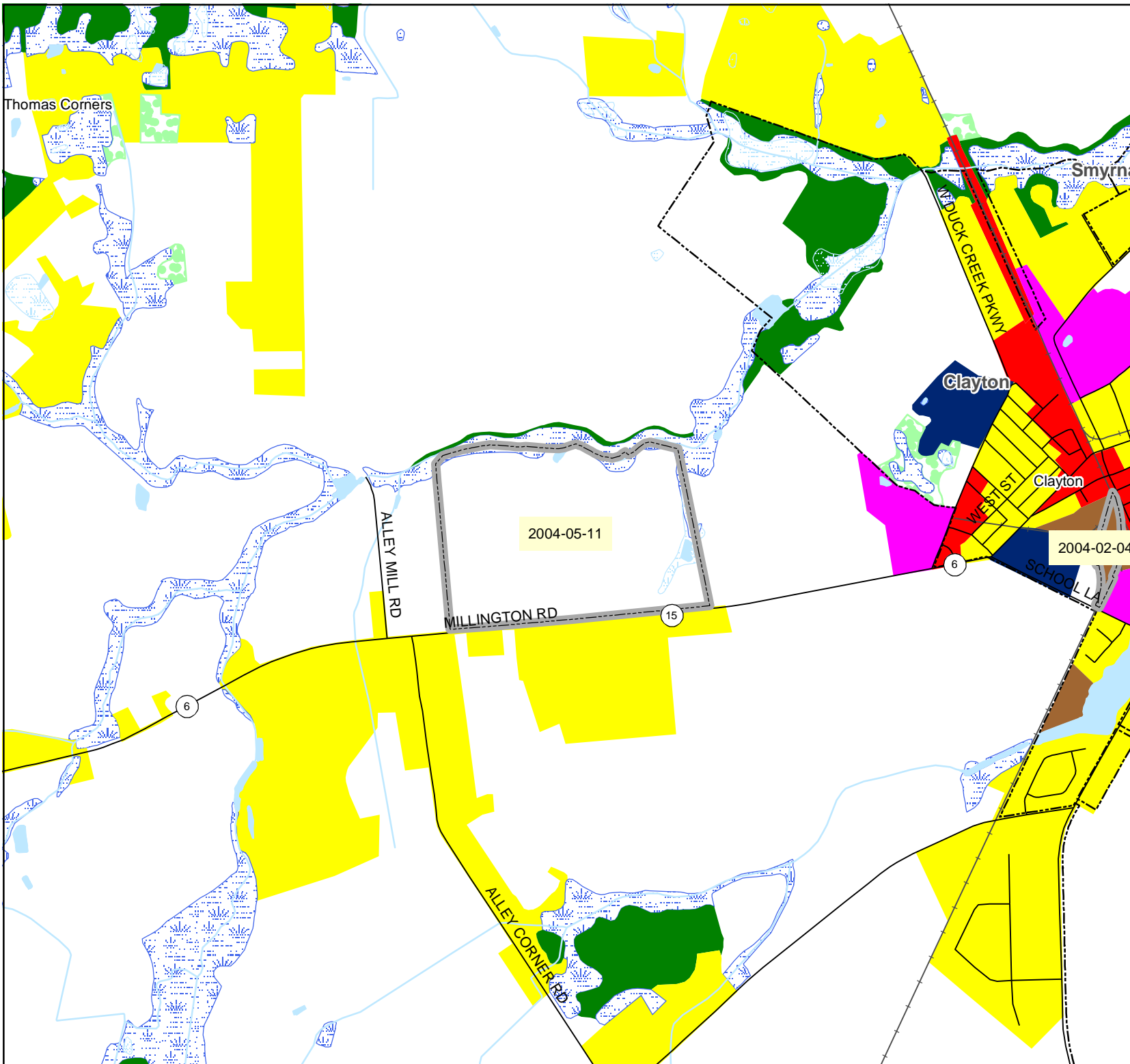
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www.state.de.us/planning



Preliminary Land Use Service (PLUS)

**Twin Acres
2004-05-11**

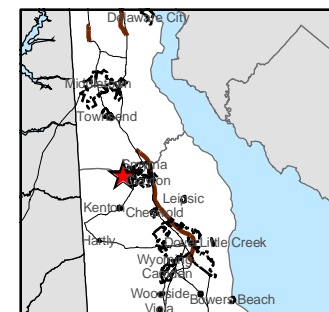
-  Project Area
-  Municipalities
- 2002 Land Use/Land Cover**
-  Residential
-  Commercial/Urban
-  Industrial
-  Trans./Comm./Utilities
-  Institutional/Governmental
-  Recreational
-  Agriculture
-  Scrub/Clear Cut
-  Forest
-  Water
-  Wetlands/Wet Woods
-  Beach/Sandy Area
-  Extraction/Transition



1:20,000



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www.state.de.us/planning



Preliminary Land Use Service (PLUS)

Twin Acres
2004-05-11

2002 False-Color
InfraRed Orthophotography



Project Area



Municipalities

Thomas Corners

Smyrna

Clayton

Clayton

2004-05-11

2004-02-04

0 435 Feet 870 1,740

1:20,000



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